Karen Johnson Davidson County
Batch# 1155379 DEEDWARR
07/08/2024 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240708-0050960

WARRANTY DEED

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn to me on 07/02/24.

NOTARY PUBLIC

My Commission Expires: October 25, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edward Hicks Lannom, IV 201 Flora Maxwell Rd. Nashville, TN 37211	New Owner	147 08 0 176.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hannah Rhoades, an unmarried women, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Edward Hicks Lannom, IV, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 4, Beverly Heights of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 1, which is a corner lot fronts 56.50 feet on the Southerly margin of Hopedale Drive and fronts 58.34 feet on the Westerly margin of Flora Maxwell Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 84.34 feet on the Westerly line and 82.41 feet on the Southerly line to a point of intersection.
>
> Being the same property conveyed to Hannah Rhoades, an unmarried woman, by Warranty Deed from Catherine Coffman, an unmarried woman and Katherine S. Ebersold, an unmarried woman, as joint tenants with right of survivorship, recorded on the 17th day of November 2020 of record in Instrument No. 20201117-0135268, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 201 Flora Maxwell Rd., Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 07/02/24.

Hannah Rhoades

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/02/24, before me personally appeared Hannah Rhoades, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/02/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/24.

Affiant Signature – Joshua A. Terry

7/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/3/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27